

**MINUTES
CITY OF CANANDAIGUA
PLANNING COMMISSION**

SPECIAL MEETING

October 24, 2019

PRESENT: Chairman Torsten Rhode Commissioner Anne Beyer
 Vice Chairman Stanley Taylor Commissioner Guy Turchetti
 Commissioner Lindsay Henehan Commissioner Adrienne Kantz

ABSENT: Commissioner Jeff Ayers

ALSO PRESENT: Richard E. Brown, Director of Development & Planning

CALL TO ORDER

Chairman Rhode called to order the Special Meeting of the City Planning Commission at 7:00 P.M.

REVIEW OF APPLICATIONS

ITEM 1 **Application #16-017E: 205 Lakeshore Drive, CANANDAIGUA FINGER LAKES RESORT, Architectural Review amendment to exterior finishes approved on March 7, 2013.**

Christine Shanahan, from HVS Design, represented the application. With her, was Bob Murphy from the project ownership. Ms. Shanahan said her firm was from Rockville Maryland, but that she is from Geneva and understands the culture of the area. Their firm was tasked with developing a story to help guests experience the community. In selecting their materials and colors they drew on images of a lake house and a cozy cabin, as well as some modern applications of these traditional materials. There are three main materials and exterior finishes proposed:

- “Wood-like product”. This is a synthetic material, printed with a wood-grain image. It would be applied in 4’x’6’ panels with horizontal, running joints, instead of staggered joints. The material is maintenance free.
- Grey, cement board, applied as vertical, board-and-batten siding.
- Synthetic stone, applied as a veneer.
- Sand-colored Stucco, applied as an EFIS to create pops of lighter color.

Ms. Shanahan said that the balcony columns and brackets in the gables would be wrapped in the “wood-like product”. She also described timber-style brackets to be installed under the projecting bays. Other details, like window trim and the cable-railing balconies are to remain as previously approved.

Chairman Rhode said he has concern with the number of materials and colors. He said it looked very busy, almost like there were separate buildings. Ms. Shanahan said that the intent was to breakup up the large façade—to compartmentalize, but to do so in a consistent manner, not to create a patch-work look. Ms. Shanahan noted that the printed colors in the hand outs were not accurate. She displayed actual material samples side-by-side to show that they were more compatible than they appeared in the renderings.

Commissioner Henehan asked that there be some transition between the stone and other siding materials. Ms. Shanahan confirmed that there would be a transitional detail such as a trim board.

Commissioner Henehan expressed concern with the appearance of the elevator shaft. Chairman Rhode agreed; he said it should be less prominent visually. He suggested using the grey, board-and-batten siding. Ms. Shanahan said that the rendering is deceptive—that it’s not that prominent in real life. However, she said this is something they will reconsider.

Chairman Rhode also asked that the roof line of the elevator shaft match the adjacent roof. Ms. Shanahan and Mr. Murphy confirmed that the slopes do match.

Ms. Shanahan described the finishes for the parking structure. Mr. Brown reminded the commission that it had been approved with exposed concrete, stamped to look like horizontal, plank siding. Ms. Shanahan said they have attempted to break up the large façade with the same three colors used on the hotel. The taller, elevator shaft area would be stone and the rest would be cement board, with half done in the grey board-and-batten and half done in sand colored, horizontal siding. Commissioner Taylor confirmed that a similar treatment would be used on all four sides of the structure.

Commissioner Henehan asked about the location of the “boathouse doors”. Ms. Shanahan said these were door blanks, not actual openings that would be used to break up large, uninterrupted surfaces on the west side of the building. There are none on the lake side.

Commissioner Henehan expressed concern with the appearance of the entry, it was not clear what they were trying to do. Ms. Shanahan said that this also is a detail they are still working on. Chairman Rhode suggested that the vertical elements around the entry mimic the vertical elements of the “turret” feature on the lake side. Ms. Shanahan said they would look into this. She also suggested prominent light fixtures to mark the entrance.

Commissioner Henehan said that she did not like the appearance of the stucco around the wood on the entry side. She suggested that this be reworked. Ms. Shanahan agreed that they could look into different configurations.

Commissioner Henehan confirmed that soffits and the ceilings over the balconies would be the darker, grey color.

Chairman Rhode said that the generalities have been worked out, but he would like to see the applicant return to address the details, specifically in the three areas mentioned.

Commissioner Henehan moved that the Planning Commission Approve the application as submitted and presented with the following conditions.

1. The applicant will return with final designs for the following areas:

- Entryway
- Elevator shaft
- Stucco around the wood feature.

Commissioner Turchetti seconded the motion, which carried with a unanimous vote (6-0).

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| Commissioner Ayers | Absent | |
| Commissioner Beyer | Voting | YES |
| Commissioner Kantz | Voting | YES |
| Commissioner Henehan | Voting | YES |
| Commissioner Turchetti | Voting | YES |
| Vice Chairman Taylor | Voting | YES |
| Chairman Rhode | Voting | YES |

MISCELLANEOUS

Chairman Rhode reported that the commission had been contracted by the attorney for Verizon Wireless regarding the temporary, downtown installation of a prototype of their proposed rooftop small wireless facility with reflective tape. It was stated that this prototype would only be available for viewing from 9AM to 1PM on Saturday, November 2. Chairman Rhode said that he would not be available on that date, nor would Commissioner Turchetti or Mr. Brown. They also discussed the offered “rain date” of November 9, and found that several commissioners were not available on that date either.

Chairman Rhode asked Mr. Brown to contact the attorney and request two other dates for the display.

ADJOURNMENT

Vice Chairman Taylor moved to adjourn the meeting at 8:30. Commissioner Henehan seconded the motion which carried with a unanimous voice vote (6-0).

Richard Brown
Director of Development & Planning

Torsten Rhode
Planning Commission Chairman